

**BENCHMARK:** \*  
Chisled "X" on Bonnet Bolt on FH 349' East of Box Culvert on 23rd Street (U.S. Hwy. #30)  
Elevation = 1436.61

**BENCHMARK:** \*  
Chisled "X" on Bonnet Bolt on FH 865' East of Box Culvert on 23rd Street (U.S. Hwy. #30)  
Elevation = 1436.13

\* Benchmark Disclaimer

A minimum of two benchmarks have been provided for the sole use of client and are not intended or represented to be suitable for use by any third party. The elevations established on benchmarks are vulnerable to change from the date such elevations were established due to a variety of reasons including, but not limited to, alteration of the physical structure, the benchmarks are established upon, vibration, settling or subsidence of supporting soils, physical tampering, and construction or vehicular traffic, on or adjacent to the benchmarks. Gilmore & Associates, Inc., assumes no liability or responsibility for damages by client or any third party resulting from the misinterpretation, misidentification, or alteration of the benchmark elevations established by any benchmark elevation notice herein. At all times the benchmark elevations must be verified and compared with each other as well as with elevations established for other permanent or semi-permanent structures noted. If any of the above conditions exist, the benchmark elevations must be verified and compared with each other as well as with elevations established for other permanent or semi-permanent structures noted. The standard of care utilized for professional surveying services in establishment of benchmark elevations is the care and skill ordinarily used by members of the surveyor's profession under similar circumstances at the same time and in the same locality.

- LEGEND**
- Monument Found
  - R Recorded Distance
  - M Measured Distance
  - W Water Valve
  - Sanitary Sewer Manhole
  - Fire Hydrant
  - ⊕ Curbstop
  - △ Sign
  - Storm Sewer MH
  - Gas Line
  - Water Line
  - Sanitary Sewer Line
  - Sanitary Sewer Service
  - Storm Sewer Line
  - Proposed Curb & Gutter
  - Property Line
  - Street Centerline

NOTE: No Street Address has been assigned to this Property as of the date shown on this Plat.

**SCHEDULE B - SPECIAL EXCEPTIONS**

- Real estate taxes for the year 2000, and all prior years shown paid. Real estate taxes for the year 2001, assessed in the amount of \$2,854.72 and \$4,859.68, shown as unpaid and due December 31, 2001; first half delinquent May 1, 2002; second half delinquent September 1, 2002; Real estate taxes for the year 2002, a lien not yet due and payable. Real estate taxes for the year 2001 and all subsequent years. (Parcel No.71 0133409 and 710133402) INCLUDES ADDITIONAL REAL ESTATE. (Not Plottable)
- Special taxes now assessed or levied, but payable in future installments: None. (Not Plottable)
- Property is adjacent to Highway and is therefore subject to controlled access for ingress and egress. (Not Plottable)
- Subject to any portion of said real estate used for public roadways and/or right-of-ways. (Not Plottable)
- Easement to General Telephone Company of the Midwest dated May 6, 1980 and recorded June 19, 1980, in Book 70 at page 355 of the Miscellaneous Records of Platte County, Nebraska; assigned to Citizens Telecommunications Company of Nebraska by Assignment dated June 30, 2000 and recorded July 10, 2000, in Book 94 at page 841 of the Miscellaneous Records of Platte County, Nebraska. (Plotted and Shown)
- Utility easement as set out in the Plat of Youngs Subdivision recorded July 11, 2002, in Book

- Terms, conditions and provisions of the Restrictive Covenants dated December 28, 1999 and recorded December 29, 1999, in Book 94 at page 207 of the Miscellaneous Records of Platte County, Nebraska.
- Terms, conditions and provisions of unrecorded Purchase Agreement between Regal Realty Company a/k/a Regal Realty (f/k/a Gerhold Company) and Paul J. Youngs dated March 14, 2000, as disclosed in the Warranty Deed dated March 23, 2000 and recorded March 27, 2000, in Book 204 at page 357 of the Deed Records of Platte County, Nebraska.
- Deed of Trust from Paul J. Youngs and Linda Youngs, husband and wife, trustees to U.S. Bank, National Association, trustee and beneficiary, dated November 3, 2000 and recorded November 9, 2000, in Book 418 at page 271 of the Mortgage Records of Platte County, Nebraska, securing an original stated indebtedness of \$200,000.00. INCLUDES ADDITIONAL REAL ESTATE.

**FLOOD ZONE DESIGNATION**

Zone X - Other Flood Areas

Areas of 500 year flood which average depths of less than 1 foot or with drainage area less than 1 square mile; and areas protected by levees from 100 year flood.

Flood Insurance Rate Map  
City of Columbus, Nebraska, Platte County  
Panel 15 of 20  
Community Panel Number 315272 0015 D  
Map Revised: September 21, 1998

**ZONING DISTRICT: B-2**

Min. Lot Area - 5,500 Sq.Ft.  
Min. Lot Width - 50'  
Site Area per Housing Unit - 2,000 Sq.Ft.  
Front Yard Setback - 10'  
Street Side Setback - 10'  
Interior Side Yard Setback - 0'  
Rear Yard Setback - 20'  
Max. Height - 60'  
Max. Build Coverage - 70%  
Max. Impervious Coverage - 90%  
Floor Area Ratio - 1.0

**UTILITY COMPANIES**

City of Columbus  
P.O. Box 1667  
Columbus, NE 68602  
(402) 562-4220

Frontier Communications  
1366 27th Avenue  
Columbus, NE 68601  
(402) 563-9366

Cornhusker Public Power District  
P.O. Box 9  
NW Highway #81 & 235th Avenue  
Columbus, NE 68602  
(402) 564-2821

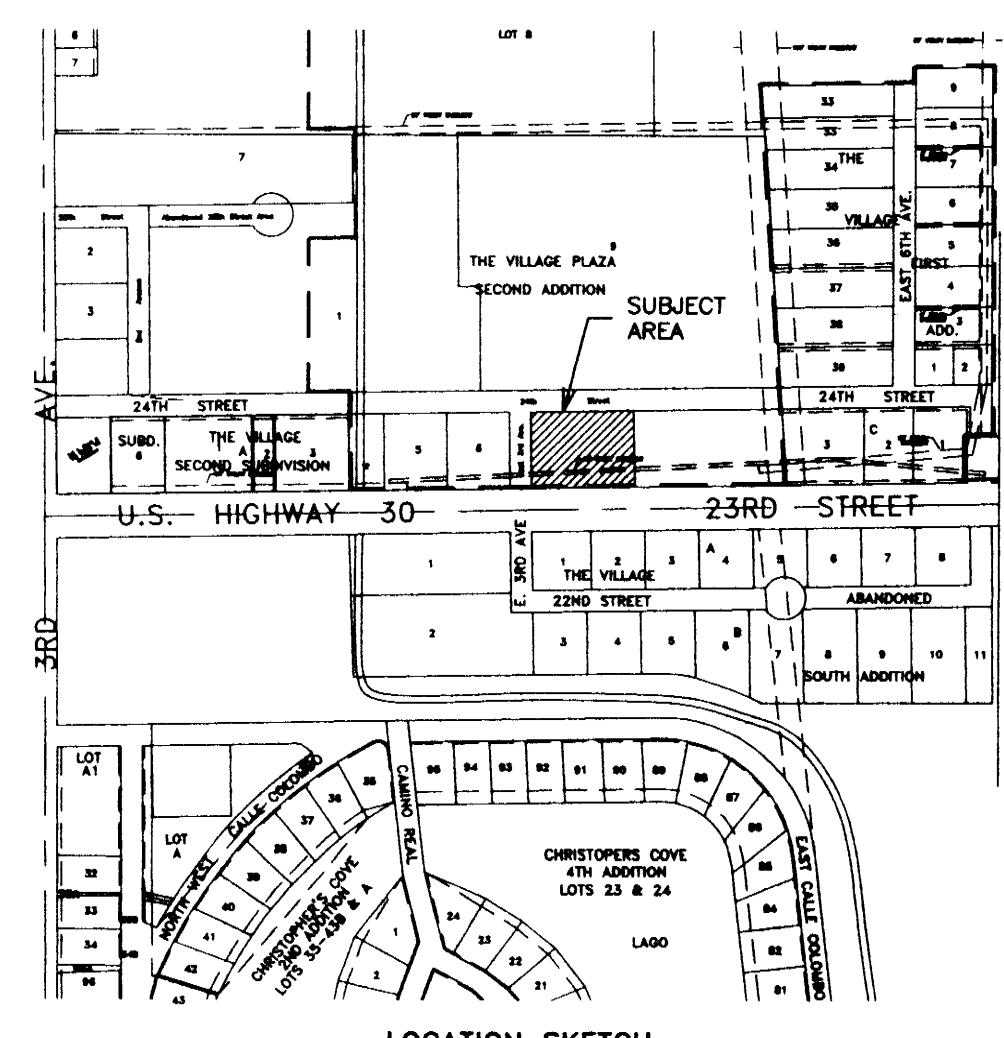
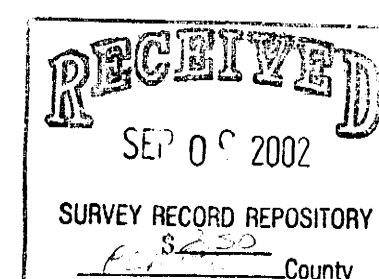
Loup Power District  
2404 15th Street  
Columbus, NE 68601  
(402) 564-3171

Aquila  
Attn: Dave Micek  
P.O. Box 647  
1169 22nd Avenue  
Columbus, NE 68602  
(402) 563-7127

Time Warner Cable  
2453 39th Avenue  
Columbus, NE 68601  
(402) 563-4511

U.S. West  
Attn: Cliff Thiele  
510 North "D" Street  
Fremont, NE 68025  
(402) 721-4611

Registration No.: 536  
Within the State of: Nebraska



**DESCRIPTION**

Lot 1, Youngs Second Subdivision, an administrative subdivision of Lots 1, 2, 3, and 4, Youngs Subdivision, a replat of a part of Lot 1, The Village Plaza Addition and Express Subdivision, a minor subdivision of the City of Columbus, located in the SW 1/4 of Section 16, T17N, R1E of the 6th P.M. in Platte County, Nebraska.

**FIELD NOTES**

At "A", "B", "C", "D", "E", "F", "G", and "H", found 3/4" x 30" iron bar as recorded on final plat of Youngs Subdivision by Clyde R. Flowers, Jr., L.S. #357, dated March 18, 2002. At "J" and "K", found 3/4" x 30" iron pipe as recorded on Youngs Second Subdivision plat by Clyde R. Flowers, Jr., L.S. #357,

**SURVEYOR'S NOTE**

At the time of this survey, the streets and storm sewer had not been completed. The site is changing everyday, so I am showing proposed street locations as per plans by Gilmore & Associates, Inc. On the north side of U.S. Highway #30, there will be construction going on to put in a turning lane for East 3rd Avenue. This work will be completed in the near future as shown on the drawing. The area labeled as property to be acquired is for right-of-way purposes.

TO: Concord Development, L.L.C.

This is to certify that this map or plat of survey (this "Survey Map") of the premises specifically described in Commonwealth Land Title Insurance Company Commitment No.020358, dated July 26, 2002 @ 8:00 A.M. (1) is based on a field survey made on July 25, 2002 by me or directly under my supervision in accordance with the most recently adopted Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys, and meets the accuracy requirements for an "Urban" survey as defined therein; (2) was prepared in accordance with and includes all items and information required by the document titled "Survey Requirements"; and (3) to the best of my professional knowledge, information and belief,

- This Survey Map correctly represents the facts found at the time of the survey;
- There are no discrepancies between the boundary lines of the subject property as shown on this Survey Map and as described in the legal description presented in the above-referenced Title Commitment.
- The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within ±0.1 foot; and
- The boundary lines of the Subject Property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent respective legal descriptions of record.

The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this certification in incurring financial obligations with respect to the subject property and this Survey Map has been prepared for their respective benefits in anticipation of their reliance thereon.

[SURVEYOR NAME]

By: *Brian D. Bank*

Print Name: *Brian D. Bank*

**LOT 1, YOUNGS SECOND SUBDIVISION  
COLUMBUS, NEBRASKA  
ALTA/ACSM SURVEY**

DRN BY: D.L.M.  
DATE: 8/13/2002  
SCALE: 1" = 20'  
PROJ: S-7419  
F.B.:  
SHEET: 1 of 1

Phone (402) 564-2807  
Fax (402) 564-2800  
Box 585 2570 33rd Ave  
Columbus, Nebraska 68602-0585

**GILMORE & ASSOCIATES, INC.**  
Engineers Architects Surveyors

Diggers Hotline of Nebraska 1-800-331-5666

REVISIONS